



Residential demolition permits

The Department of Local Services, Permitting Division (Permitting) issues permits for residential building demolition and the associated site clearing work. When the residential demolition is being done in conjunction with the remodel of and existing or construction of a new single-family home, the demolition permit can be included as part of the remodel or new construction permit.

Apply On-Line at [MyBuildingPermit.com](https://www.kingcounty.gov/permits)

Select: King County | Building | Single Family Residential | Demolition **OR** Partial Demolition | None



Other Considerations and Permits

Removal of an existing structure may require coordination with utilities and may require additional permits. The following is a list of some of these additional considerations:

- Demolition debris waste disposal
- Utility disconnects
- Removal and/or decommissioning of septic systems, wells and fuel tanks
- Hazardous waste, such as asbestos

Demolition and Site Clearing Checklist

1. Erosion control measures must be in place before disturbing any soil associated with demolition activities. All disturbed soil must be stabilized and must remain on site. At the completion of demolition work, permanent soil stabilization, erosion, and drainage controls measures must be in place.
2. Remove all floors, foundations, footing, basement, and retaining walls down to 18 inches below grade. Basement sections below this level must be broken into pieces that do not exceed eight inches in dimension. Demolition debris must be removed from the site and delivered to a licensed landfill or recycling facility.
3. Fill excavations and other cavities with clean fill material that is smaller than eight inches in dimension and cover so that no broken concrete is exposed.
4. Grade the site so the surface is smooth, and water will run off. Be sure grading conforms to existing neighboring grades on all sides of the lot or site.
5. During demolition, use water to control and reduce dust impact on neighboring properties.
6. When demolition activities are complete, leave the site clean, in safe condition, and protected from erosion and drainage problems.

Residential demolition permits, continued

7. Be prepared to provide the Permitting inspector with disposal receipts verifying that all demolition debris has been disposed of properly.

Application Submittal Requirements

- [Residential Demolition Application](#)
- Site Plan showing (See [Computer Aided Design \(CAD\) Template packet](#)):
 - Location of all structures
 - All structures labeled with current use
 - Identify structures to be demolished and square feet of each structure

A pre-construction conference may be required for large and/or critical areas sites.

Inspections

Before a permit can be approved as completed, the property owner must provide the Permitting inspector with disposal receipts verifying that all demolition debris has been disposed of properly. In addition, all site stabilization, erosion, and drainage controls must be in place.

Other Possible Requirements

If a State Environmental Protection Act (SEPA) review was required to build the structure being demolished, a SEPA review is will be required for demolition.

If filling or site grading exceeds 100 cubic yards, or if the site work is to be done in a critical area or if within an area with special P-suffix requirements, a separate grading permit may be needed.

Additional Information

King County Department of Local Services, [Permitting Division](#)

[Residential demolition permit application](#)

[Demolition Waste Disposal Resources](#)

[SEPA](#)

[Clearing and Grading](#)

[Permit Fees](#)

[Location and office hours](#)

Inspection Scheduling, IVR line, 1-888-546-7728 ([IVR Inspection Codes](#)), or [Online](#)

